

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
March 4, 2002

PRESENT: Dave Wakeman, Chairman Mark Decker
 Terry Janicz Andy Kelkenberg
 Tom Cowan

Bill Walworth, Deputy Building Inspector
Rebecca Baker, Planning Board Clerk

The meeting was called to order at 7:30pm by Chairman, Dave Wakeman. The minutes from the February 4th meeting were reviewed. Andy motioned to accept the minutes as written, Mark seconded and all approved.

The board met with John Olaf regarding his request for subdivision approval for one lot on Fletcher Rd. Mr. Olaf will be adding 43' from the lot to the north to the current parcel resulting in a total of 300 feet of frontage. There are no deed restrictions, streams or drainage ditches on this parcel. Mr. Olaf will be building a garage on the northern side of the parcel. Because the lot is only 203 ft. deep, the board informed Mr. Olaf that if he chooses to split this proposed lot at a later date, he will need to attach more frontage from the lot he owns to the north. 150 x 203 does not meet the minimum lot square footage required by the county or town for septic systems. Tom motioned to approve the subdivision, Terry seconded and all approved.

The board met with Stan Serwon (has power of attorney for Clark Bono) regarding the subdivision request for a parcel on Davison Rd. This request is for one lot. After reviewing the survey, the board has determined that no subdivision approval is needed. The subdivision, as presented, will create a non-conforming lot. As such, the remaining portion of the original lot must be redeeded to the adjoining parcel to the south, which is also owned by Clark Bono. There is no new lot being created only parcel boundaries being moved. The board has instructed Mr. Serwon to inform Mr. Bono that the \$650.00 fee will be refunded as soon as he provides the town with a copy of the new deed, which combines the non-conforming lot with the one to the south (59.00-1-4.1). Don Folger has also indicated that no Certificate of Occupancy will be issued until the combining of the parcels is completed.

The board discussed Mr. Young's subdivision. Based on the variance received from the Zoning Board of Appeals, stating that Mr. Young may create a lot with no frontage, Tom motioned to approve the subdivision, Andy seconded the motion and all approved. The board requested that Nathan Neill contact the county and see if the portion of land between the old Hunts Corners Rd. and the current road could not be deeded to Mr. Young or the new owner if sold. Nathan agreed to research this issue.

The board reviewed the site plan for the Walser bio remediation project. Tom motioned to approve the temporary special permit to use the deeded and released parcel for a bio remediation project for 6000 yards of petroleum contaminated soil according to the DEC's standards. Terry seconded the motion and all approved.

The board reviewed the revised site plan for the Rattles to Reading Day care project located on Scotland Rd. This new plan calls for adding an additional driveway entrance, removing 10 parking spaces from the front of the building, adding 22 parking spaces to the north side of the building and relocating the retention basin further to the north. The engineer has determined that if the impervious surface increases by more than 10% due to the increased parking area, the retention basin may have to be increased.

There were no objections to the request from the WNY Event Center to place a banner across Main Rd. (Rt. 5). The DOT issues the permit but requires the applicant to inform the local municipality.

Mark motioned to adjourn the meeting at 9:45pm, Andy seconded the motion and all approved.

Respectfully submitted by,
Rebecca K. Baker,
Recording Secretary